

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8884 President & Directors of Georgetown College,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
August 31, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 16, 1966

ORDERED:

That the appeal for permission to establish office for non-profit organizations (Association of American Medical Colleges and Educational Projects, Inc.) in an SP office building located at 1717 Massachusetts Avenue, NW., lot 850, square 157, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) The Association of American Medical Colleges is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its Articles of Incorporation (Exhibit No. 6), a letter from the United States Treasury Department, Commissioners of Internal Revenue dated March 21, 1957, which granted Federal income tax exemption, and the District of Columbia exemption affidavit dated August 23, 1965 which exempted the subject organization from sales and use tax. Also submitted, as evidence of non-profit organization status, was a letter from the Department of Revenue, State of Illinois, dated December 14, 1959, which granted tax exemption status to the organization in the State of Illinois.

(2) Educational Projects, Inc., is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its Articles of Incorporation, By-Laws, a letter from the United States Treasury Department, Internal Revenue Service, granting the exemption of the subject corporation from Federal income taxation, and a certificate of Commonwealth of Pennsylvania showing that the subject corporation was registered under the Pennsylvania Non-Profit Corporation Law.

(3) In appeals numbered 6870 and 6871 the Board granted permission for the erection of the subject Special Purpose office building.

(4) A 5.5 FAR factor has been applied in computing the areas of the building, and the necessary off-street parking spaces to serve the office space has been provided.

(5) This Board has previously approved similar applications for occupancy of the subject building by other non-profit organizations.

(6) The proposed special purpose office uses within the premises 1717 Massachusetts Avenue, NW., will be in harmony with the existing uses of neighboring and adjoining properties.

(7) The subject building has adequate parking facilities.

(8) The proposed office use will be located in its entirety within the subject building and no part thereof will be visible from the neighboring property.

(9) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that permission for the proposed occupancy is in keeping with the intent and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed uses will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not intend to affect adversely the use of neighboring property.

The Board retains jurisdiction over the use of space in the subject building by non-profit organizations.

This Order does not limit the floor area or location of the approved organizations within the building.